

81-180-XA 443 PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County, Maryland, which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 432.3b to permit a rear yard setback of zero (0) feet instead of the required twenty (20) feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Required setback would preclude optimum traffic circulation and for such other reasons as will be addressed at the hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	Address
City and State	City and State
Attorney for Petitioner:	Attorney for Petitioner:
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	Address
City and State	City and State
Attorney's Telephone No.:	Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of March, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of April, 1981, at 1:30 o'clock P.M.

RESCHEDULED: for Tuesday, June 2, 1981, at 2:00 P.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

problem. A review of the site plan discloses that the swale is not shown nor is there any indication of how the drainage is to be handled as it flows along the western property line of Lot 32, traverses the subject site by open ditch in a generally northern direction, and is picked up again by a drainage pipe near the rear property line of Lot 12 of Delk Manor. Unless the drainage is re-channelled, construction of the proposed improvement will impound the water to the detriment of those residences served and will also make ineffectual the catch basin at the other end. Since the use appears to be reasonable, the drainage problem may be addressed by imposing restrictions to guarantee a continued flow.

By reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, a special exception and variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of January, 1982, that the herein Petition for Special Exception for a service garage and, additionally, a variance to permit a rear yard setback of ten feet in lieu of the required twenty feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The proposed improvement shown on Petitioner's Exhibit 2 shall be relocated to provide a ten foot rear yard along the South 65° 17' 48" West 340 foot property line.
2. An eight foot high stockade fence shall be erected and maintained along the entire length of the South 37° 17' 04" East 167.67, more or less, property line to intersect the stockade fence along the northern property line and the stockade fence to be erected along the entire length of the southern property line.
3. Compliance with the provisions set forth in Section 405A of the Baltimore County Zoning Regulations.
4. Any fixture used to illuminate any off-street parking area, including but not limited to those required

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for

a service garage

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	Address
City and State	City and State
Attorney for Petitioner:	Attorney for Petitioner:
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	Address
City and State	City and State
Attorney's Telephone No.:	Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of March, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of April, 1981, at 1:30 o'clock P.M.

RESCHEDULED FOR: Tuesday, June 2, 1981, at 2:00 P.M.

[Signature]
Zoning Commissioner of Baltimore County.

Z.C.O. No. 1

(over)

by Section 405A of the zoning regulations, shall be located, positioned, and shielded in order to minimize the intensity and glare off site.

5. Compliance with the comments submitted by the Maryland Department of Transportation, dated February 13, 1981, the Department of Permits and Licenses, dated February 20, 1981, and the Department of Health, dated March 18, 1981.
6. Submit a drainage study and prepare a storm drain plan to adequately provide for the continued, uninterrupted flow of storm water over and through the subject property directly into the existing County storm drain system, as may be required by the Department of Public Works.
7. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

[Signature]
Zoning Commissioner of Baltimore County

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
NW corner of North Point Road and North Point Terrace - 15th Election District
Cox's, Inc. - Petitioner
NO. 81-180-XA (Item No. 143)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as the result of a Petition for Special Exception for a service garage and, additionally, a Petition for Variance to permit a rear yard setback of zero feet in lieu of the required twenty feet.

The subject property, containing 2.75 acres of land, is located on the north side of North Point Road and is zoned B.L. (Business, Local) with a C.S.A. (Commercial, Supporting Area) District imposed thereon for the frontage and B.L. for the remainder of the tract, as shown on the site plan prepared by Frank S. Lee, revised February 24, 1981, and marked Petitioner's Exhibit 2. The portion of the property zoned B.L.-C.S.A. is improved with a 4,490 square foot building, which previously had been used for the sale of auto parts. Mr. Edward Cassidy, III, President of Cox's, Inc., testified that the existing improvement was actually two connected buildings, he had secured a permit to raze the older building, and he proposes to spend approximately \$30,000 to improve the remaining portion of the building to meet the present standards. He further testified that this portion of the property originally contained four buildings, but after one burned, he was advised by his insurance company that they would no longer insure the buildings. He then razed all of the buildings except for the existing improvement containing 4,490 square feet. He stated that he planned to construct a 22,500 square foot building with dimensions of 75 feet by 300 feet to house various automobile related businesses, e.g., a muffler shop, glass replacement, etc., although he had no particular tenant at this time. Mr. Cassidy further stated that the businesses were not proposed to be operated in conjunction with Cox Auto Parts on North Point

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NW corner of North Point Rd. and : OF BALTIMORE COUNTY
North Point Terrace, 15th District
COX'S, INC., Petitioner : Case No. 81-180-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

<i>[Signature]</i> Peter Max Zimmerman Deputy People's Counsel	<i>[Signature]</i> John W. Hession, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188
--	---

I HEREBY CERTIFY that on this 23rd day of March, 1981, a copy of the foregoing Order was mailed to Mr. Edward Cassidy, President, Cox's Inc., 2719 North Point Road, Baltimore, Maryland 21222, Petitioner.

[Signature]
John W. Hession, III

Boulevard, an automobile recycling business which was purchased by Mr. Arnold Dansicker about four years ago. He testified that the proposed service garage use would not be detrimental to the health, safety, and general welfare of the community and would meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations. Mr. Dansicker verified that the petitioner's business and his business were two different operations, but acknowledged that, in all probability, the proposed use would help his business.

Those appearing in opposition to the request are neighbors who live in the residences to the east and west of the subject site. Those residences to the east were zoned R-O (Residential-Office) with the Comprehensive Zoning Maps effective in December, 1980, and those to the west are zoned D.R.5.5 (Density, Residential). The properties to the north are zoned B.R. (Business, Roadside) and those to the south are zoned B.L. (Business, Local) with a C.C.C. (Commercial, Community Core) District imposed thereon. Although the reasons for their opposition to the proposed use varied, i.e., additional drainage, proximity of a business to their residences with the usual attendant problems, and an increase in traffic, their main objection appeared to be the possibility that the proposed use would be an extension of Cox Auto Parts.

In addressing the issues raised by the protestants, it is obvious that any use permitted as a matter of right could generate many, if not all, of these problems. It should be noted that the use of the property with a special exception for a service garage will not aggravate or increase these problems. Only time will disclose whether or not the proposed service garage will develop into an extension of the automobile recycling operation conducted by Mr. Dansicker. These businesses could benefit each other, but this is true in any type of business operation; therefore, it is not a sufficient reason to justify denying the requested special exception. The manner in which the subject property is utilized might cause concern in that the treatment, or lack thereof, of the open drainage course which traverses the subject site could create a

- 2 -

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

ORDER RECEIVED FOR FILING

DATE January 13, 1982
BY *[Signature]*

ORDER RECEIVED FOR FILING

DATE January 13, 1982
BY *[Signature]*

ORDER RECEIVED FOR FILING

DATE January 13, 1982
BY *[Signature]*

ORDER RECEIVED FOR FILING

DATE January 13, 1982
BY *[Signature]*

5/22/81


Delight Bodine
E. A. Malt

NAME	ADDRESS
Chirley Adney	4 North Point Terrace
Philip Adney	4 North Point Terrace
George E. Schneider	206 Ashwood Road.
James P. O'Connor	7507 Poplar ave
Harold E. Lewis	961 Mildred Ave 2122
Harold E. Lewis	412 Westhills 2122
Harry Kiffman	4704 117th St. 2122
William Carroll	7848 Saint Helen St. 2122
Francis Lang Moly	2704 Gray Manor Ct. 2122
Wm. H. Moly	2114 Gray Montrose 2122
Charles Wagonway	6721 Boston Dr. 2122
Raymond J. J. J.	7875 Chabon Rd.
Nathaniel Caravalle	2722 North Point Terrace
Myrtle Caravalle	577. Point Terrace
Hazel Caravalle	677. Point Terrace
Samuel T. L. L.	
H. Carroll	
Nathaniel P. Brown	1423 11th St. 2122

NAME	ADDRESS
James Oliver	2731 North 14 Rd.
Chris Harris	4 OAKWOOD RD
Frank Maurio	2727 C. - N. Oak Creek Rd
Gene Pottery	4 OAKWOOD Rd
Elphinstock & Sons	Loakwood Road
Handingpas	
John & Sons	6 Oakwood Road
W. H. Moulds	4 Oakwood Rd
Turner & Turner	4 Oakwood Rd
William & Carter	8139 Tuck House Rd
Virginia Lorne	2713 OLD NORTH POINT RD.
Elizabeth & Richard	2743 North Hesper Rd.
James & Son	3125 N. Oak Creek Rd
Alfreda & J. W. Jones	2505 Old N. P. Rd.
Carolyn Quone	2512 Old N. P. Rd.
George & J. W. N. W. Rd	2503 Old N. P. Rd.
Ben & Joseph	7915 Shore Rd. Little Pl. 2719
Henry & Spent	2701 North 14 Rd. 21222
C. Morris	7965 N. H. W. Rd. 2719
B. C. S. S. S. S.	200 P. W. C. Corner 2719
Walter & Harvey	2519 N. Corns Up
Walter & Benjamin	226 Pinewood Road 21222
Frank & W. W. W.	208 Pinewood Rd 21222
Scott & Mary	2861 Mainfield Rd. 21222
James & W. W. W.	851 Jy Du Aer
	8. 21222 Barber Shop
Victor & W. W. W.	2727 North 14 Rd.

Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21222

Your Petition has been received and accepted for filing this 12th day of March, 19 81.


WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Cox's Inc.
 Petitioner's Attorney _____ Reviewed by: Nicholas B. Commodari
 Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: _____									
Previous case: <u>3814</u>									

Revised Plans:
 Change in outline or description ____ Yes
 ____ No

Map # _____

The Essex Times
Essex, Md., _____ 19__

This is to Certify, That the annexed

was inserted in the Essex Times, a newspaper
printed and published in Baltimore County, once in
each of _____ successive
weeks before the _____ day of
_____, 19____.
[Signature] Publisher.

[illegible]

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Tf2m 193

No. 097201

the Petition for assignment of a

~~04~~

FOR: Filing Fee for Case No. 81-130-XA

06207-100-10

100

VALIDATION OR SIGNATURE OF CASHIER

TOWSON, MD., April 2, 1961

THE JEFFERSONIAN,
H. Leach, Jr.

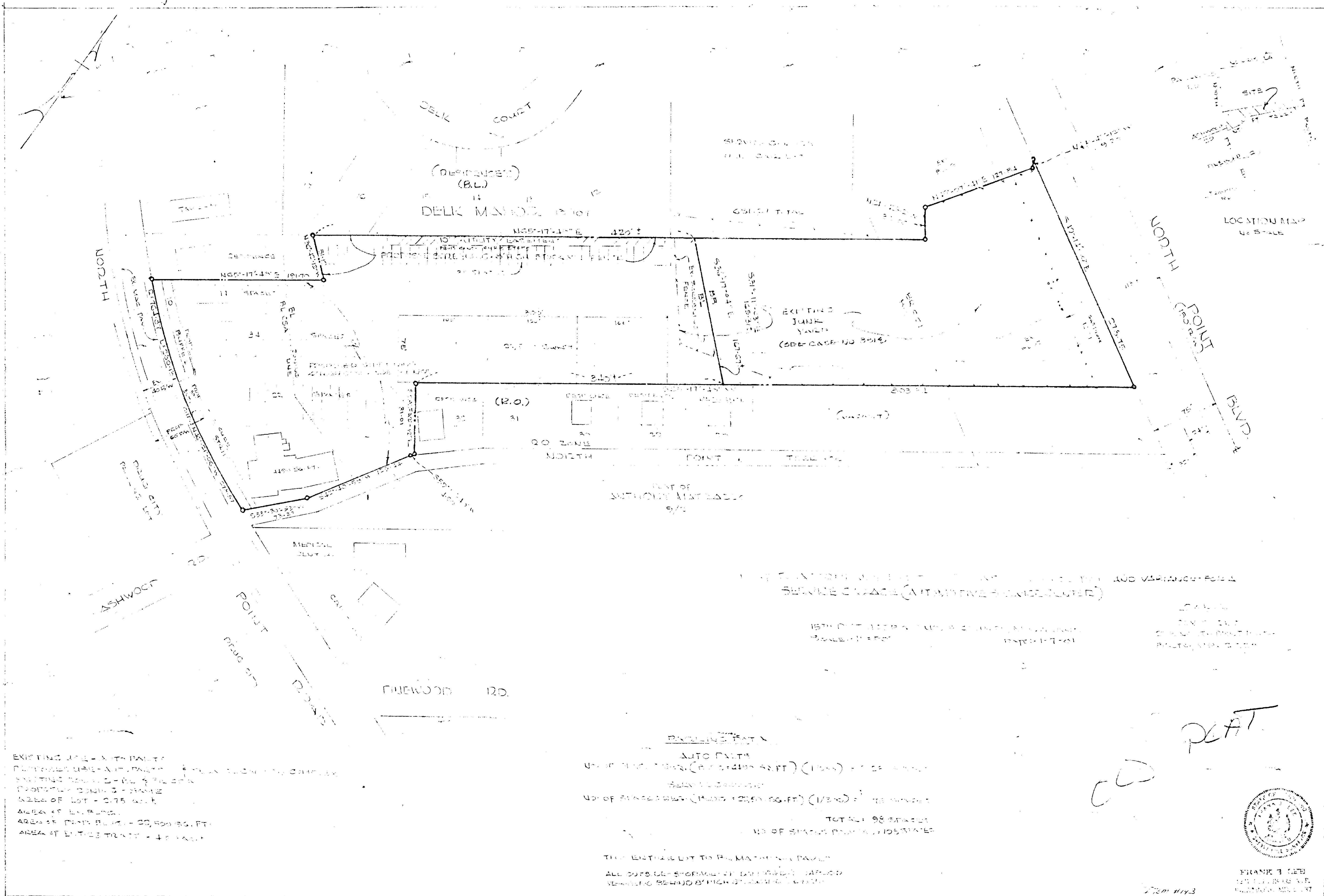
Manager.

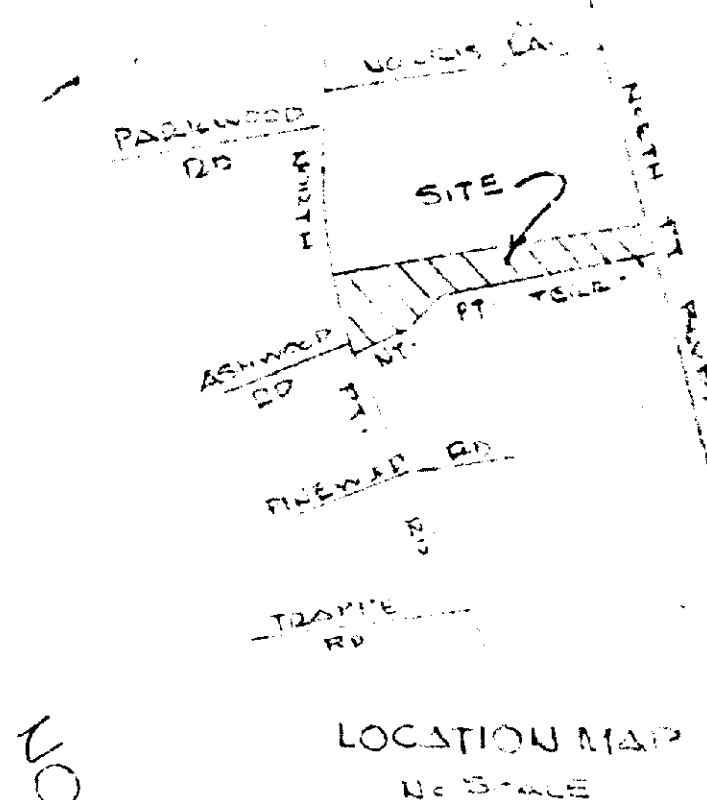
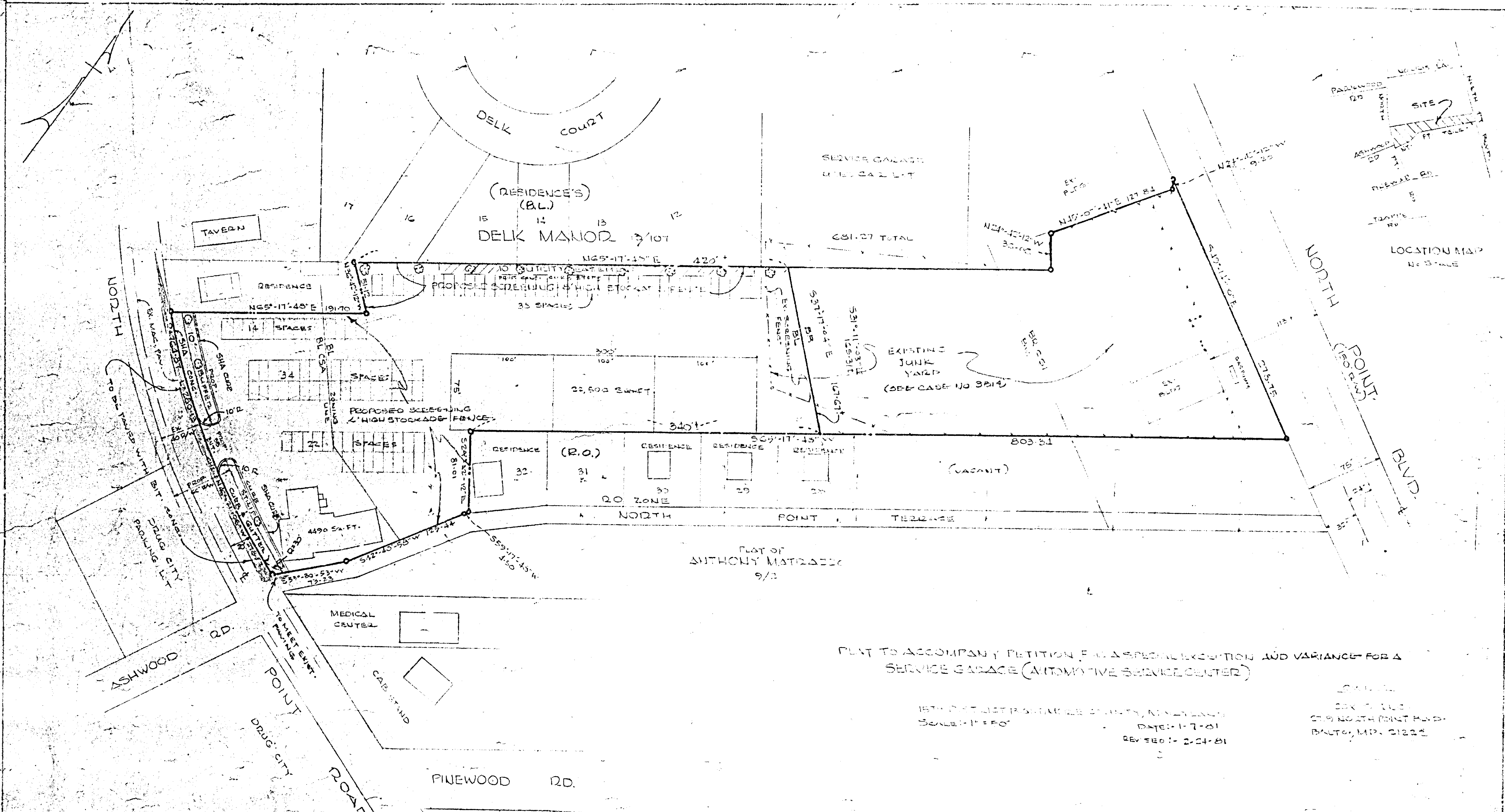
Cost of Advertisement, \$_____

District 15 Date of Posting 7/21/91
 Posted for: John E. Campbell, Jr.
 Petitioner: John E. Campbell, Jr.
 Location of property: 1000 1st St. N. S. 1st
St. Paul, Minn.
 Location of Signs: Signs on the Blvd.
 Remarks: _____
 Posted by: John E. Campbell, Jr. Date of return: 7/21/91
 Signature
 Number of Signs: _____

District. 15 Date of Posting 2/27/81
 Posted for: Collector for Special Collection
 Petitioner: Louis J. ...
 Location of property: ...
 Location of Signs: ...
 Remarks: ...
 Posted by: ... Signature Date of return 2/28/81
 Number of Signs: 2







PLAN TO ACCOMPANY PETITION FOR A SPECIAL EXCEPTION AND VARIANCE FOR A
SERVICE GARAGE (AUTOMOTIVE SERVICE CENTER)

18TH DISTRICT BOARD OF APPEALS, BALTIMORE, MARYLAND
SCALE: 1" = 50'
DATE: 1-7-01
REVISED: 2-24-01

18TH DISTRICT BOARD OF APPEALS
127 NORTH POINT RD.
BALTIMORE, MD. 21224

EXISTING USE - AUTO PARTS
PROPOSED USE - AUTO PARTS & SERVICE GARAGE COMPLEX
EXISTING ZONING - BL & BLCSA
PROPOSED ZONING - SAME
AREA OF LOT - 2.75 AC. ±
AREA OF EX. BLDG. - 4,490 SQ. FT.
AREA OF PROP. BLDG. - 22,500 SQ. FT.
AREA OF ENTIRE TRACT - 4.59 AC. ±

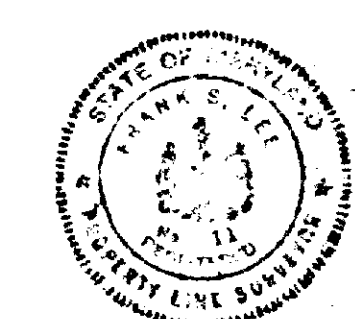
PARKING DATA

USE	NO. OF SPACES REQ.	NO. OF SPACES PROVIDED
AUTO PARTS	(BLDG. 4,490 SQ. FT.) (1/200) = 22 SPACES	23 SPACES
SERVICE GARAGE	(BLDG. 22,500 SQ. FT.) (1/300) = 75 SPACES	75 SPACES
TOTAL	97 SPACES	98 SPACES

THE ENTIRE LOT TO BE MAINTAINED PAVED
ALL OUTSIDE STORAGE OF DAMAGED/DISABLED VEHICLES BEHIND HIGH STOCKADE FENCE
PROPOSED 6' HIGH EVERGREEN TREES WITH LOW LEVEL PLANTINGS BETWEEN

PREPARED BY
FRANK S. LEE
EXHIBIT 2

REVISED PLANS
MAR 30 2001



FRANK S. LEE
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21227

Item 4143

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Special Exception

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 10, 1981

COUNTY OFFICE BUILDING
100 N. E. Street
Towson, Maryland 21204

Mr. Edward Cassidy, III, President
2719 North Point Road
Baltimore, Maryland 21222

RE: Item No. 143
Petitioner - Cox's Inc.
Special Exception & Variance Petitions

Dear Mr. Cassidy:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are being made to indicate the approximate location of the proposed site. It is noted that all proposed structures are located within the 30' radius return entrance. The proposed site is located on the north side of North Point Road, between North Point Road and North Point Terrace. The proposed site is located on the north side of North Point Road, between North Point Road and North Point Terrace. The proposed site is located on the north side of North Point Road, between North Point Road and North Point Terrace.

On the north side of North Point Road, the subject of this petition is located on the north side of North Point Road, between North Point Road and North Point Terrace. The proposed site is located on the north side of North Point Road, between North Point Road and North Point Terrace. The proposed site is located on the north side of North Point Road, between North Point Road and North Point Terrace.

On the north side of North Point Road, the subject of this petition is located on the north side of North Point Road, between North Point Road and North Point Terrace. The proposed site is located on the north side of North Point Road, between North Point Road and North Point Terrace. The proposed site is located on the north side of North Point Road, between North Point Road and North Point Terrace.

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Item No. 143
Cox's Inc.
Special Exception & Variance Petitions
April 10, 1981

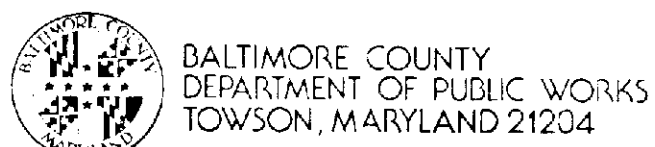
Enclosed are all comments submitted to this office from the committee members of this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Richard B. Conkling
RICHARD B. CONKLING
Chairman
Zoning Plans Advisory Committee

Enclosures

cc: Frank C. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21202



HARRY J. PISTEL, P.E.
DIRECTOR

March 9, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #143 (1980-1981)
Property Owner: Cox's Inc.
NW corner North Point Road & North Point Terrace
Acres: 2.75 Acres District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

A portion of this property comprises Parcel B, "Part of North Point Terrace, Anthony Matrozzo", Recorded L.M.L.M. 9, Folio 2.

Highways:

North Point Road (Md. 20) and North Point Boulevard (Md. 151) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

North Point Terrace, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 40-foot right-of-way. Further information may be obtained from the Baltimore County Bureau of Engineering, Highway Design and Approval Section.

Entrance design and locations are also subject to approval by the Baltimore County Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #143 (1980-1981)
Property Owner: Cox's Inc.
Page 2
March 9, 1981

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water mains and sanitary sewerage exist in North Point Road, North Point Terrace and North Point Boulevard.

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

E-WW Key Sheet
6 & 7 SE 24 & 25 Pos. Sheets
SE 2 G & F Topo
104 Tax Map



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 11, 1981

Cox's, Inc.
2719 North Point Blvd.
Baltimore, MD 21222

Re: Special Exception
Item #143 (1980-81)
Cox's, Inc.
North Point Blvd.
District 15

Gentlemen:

The Bureau of Engineering has asked us to forward to you their comments relative to the handling of drainage at the referenced site. Their comments are:

"Mr. Cassidy of Cox's, Inc. has requested advice on storm drainage concerning the subject proposed service center site.

This office has received numerous complaints of poor storm water drainage from Delk Court and Northpoint Terrace residents. Recently, a storm drain project was completed at the rear of the Delk Court properties. This new system also serves as an outfall for properties on both sides of North Point Terrace. Due to the lack of adequate outfall through the subject site, flooding occurs on several Northpoint Terrace properties.

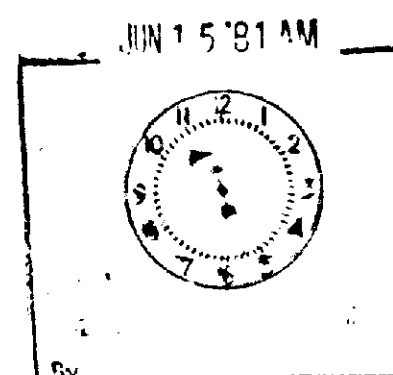
We recommend that Mr. Cassidy submit an engineer's plan indicating grading and drainage facilities that will accept and convey all storm water flow to the existing County drains."

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

PAM:VAV:vlg

cc: William E. Hammond
James A. Markle
E. A. McDonough
File



Maryland Department of Transportation
State Highway Administration

James J. C. Donnell
Secretary
M. S. Calver
Assistant Secretary

February 13, 1981

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 2-10-81
ITEM: #143
Property Owner: Cox's, Inc.
Location: NW Corner North Point Rd. (Route 20) & North Point Terrace
Existing Zoning: BL-CSA, BL & Br
Proposed Zoning: Special Exception for a service garage & variance to permit a rear setback of 0' in lieu of the required 20'.
Acres: 2.75 Acres
District: 15th

Dear Mr. Hammond:

On review of the plan of January 7, 1981 and field inspection, revisions must be made.

The entire frontage of the proposed site must be improved with S.H.A. concrete curb and gutter 20' from the centerline of North Point Road (Route 20).

The proposed 35' radius return entrance must have 10' radii at the roadside curb.

A 30' radius must be shown on the curb line at North Point Road and North Point Terrace. If the 30' radius cannot be attained the largest radius possible must be used at this corner.

A 10:1 taper must be shown from the northwest property line to the existing edge of roadway.

The area from the existing edge of roadway to the edge of the gutter pan, into the proposed entrance and around the 30' radius into North Point Terrace must be paved with bituminous concrete.

My telephone number is (301) 659-1350

P.O. Box 217, 707 North Center St., Baltimore, Maryland 21203

February 13, 1981

Mr. W. Hammond

The revised plan must show the proposed rear curb as S.H.A. concrete curb.

The plan must be revised prior to a hearing date.

I am sending a sketch to show the area of improvements needed.

Very truly yours,

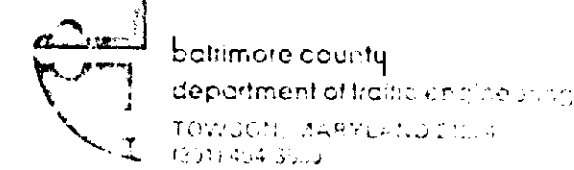
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vr

Enclosure

cc: Mr. J. Wimbley (w-sketch)



STEPHEN E. COLLINS
DIRECTOR

March 16, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

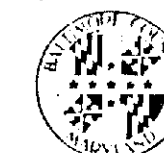
With regard to ZAC meeting of February 10, 1981,
this Department has no comment on items #137 thru 141 as well
as item #143 and #144.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/bza

143



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

March 18, 1981

Mr. William E. Hammond
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 143, Zoning Advisory Committee Meeting of
February 10, 1981, are as follows:

Property Owner: Cox's Inc.
Location: NW/Corner North Point Road and North Point
Terrace.
Existing Zoning: BL-CSA, BL and BR
Proposed Zoning: Special Exception for a service garage and
variance to permit a rear setback of 0' in
lieu of the required 20'.
Acres: 2.75
District: 15th

Prior to new installation/s of fuel burning equipment the
owner should contact the division of Air Pollution Control, 494-
3775, to obtain requirements for such installations before work
begins.

Metropolitan water and sewer are available.

A permit to construct from the Division of Air Pollution
Control is required for such items as paint spray processes,
underground gasoline storage tank/s (5,000 gallons or more) and
any other equipment or process which exhausts into the atmosphere.

Mr. William E. Hammond
Page 2
March 19, 1981

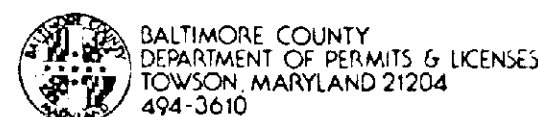
The parking area/s should be surfaced with a dustless, bonding
material.

If lubrication work and oil changes are performed at this
location, revised plans must be submitted showing method providing
for the elimination of waste oil in accordance with Water Resources
Administration requirements.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/so



TED ZALESKI, JR.
DIRECTOR

February 20, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #143, Zoning Advisory Committee Meeting, February 10, 1981
are as follows:

Property Owner: Cox's Inc.
Location: NW/Corner North Point Road & North Point Terrace
Existing Zoning: BL-CSA, BL & BR
Proposed Zoning: Special Exception for a service garage and Variance to permit
a rear setback of 0' in lieu of the required 20'.

Acres: 2.75
District: 15th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the
State of Maryland Code for the Building and Code, and other applicable Codes.
and other miscellaneous
- X B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings with a Maryland Registered
Architect or Engineer seal is/are not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered
Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent
lot line shall be of one hour fire resistive construction, no openings permitted
within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction
is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code,
Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit
application, and three required set s of drawings indicating how the structure
will meet the Code requirements for the proposed change. Drawings may require
a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru
the services of a Registered in Maryland Architect or Engineer certify to this
office, that, the structure for which a proposed change in use is proposed con-
comply with the height/area requirements of Table 205 and the required construction
classification of Table 214.
- XI. Comments - The existing structure appears to be in questionable structure
condition and should be renovated or removed. This condition will be
brought to the attention of Mr. Joseph Nolan, Asst. building engineer for
determination and disposition. Show handicapped parking, signs, curb cuts,
submitted to the office of Planning and Zoning and are not intended to plans.
NOTE: These comments reflect only on the information provided by the drawing building access on
be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122
(Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Sullivan
Plans Review

CEB:rrj



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

March 6, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Cox's Inc.

Location: NW/Corner North Point Road & North Point Terrace

Item No.: 143 Zoning Agenda Meeting of Feb. 10, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

- XX) 1. Fire hydrants for the referenced property are required and shall be
located at intervals of 300 feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works. Fire hydrant at 300 feet intervals along
North Point Road & on-site fire hydrant.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.

- XX) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 Edition prior
to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

Gene L. Neff,
Acting Director

December 10, 1979

Mr. Edward T. Cassidy
Box 267, Chesapeake Avenue
Baltimore, Maryland 21220

Re: Delk Court, Cox, Inc.
J.O. 4-2-743, NW 75-030

Dear Mr. Cassidy:

This is in reference to the 10' easement across the rear
property line for the purpose of constructing a storm drain. Since
you would not sign the agreement when my right-of-way agent, Mr.
George Shaffer, contacted you he requested that I personally meet
and talk with you in reference to the easement.

During our meeting your chief concern was whether granting
the easement across _____ of your property line would influence
your zoning or what you would be able to construct on the property
because of granting the easement. I have met and conferred with
Mr. William Hammond, the Zoning Commissioner, to be sure that I was
correct when I made the statement to you that the granting of this
easement would not in any way affect the zoning or change in any
manner what you could construct on the property in reference to zon-
ing requirements. As I stated, the only difference the granting of
this easement would make would be the fact that you could not construct
a building or any structure over the existing easement.

I hope this answers any questions that you may have.

Sincerely,

[Signature]
Walter J. Rasmussen,
Chief, Bureau of
Land Acquisition

WJR/dj
cc: Mr. William Hammond
Mr. George Shaffer

Phone: 487-0222

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD 21237

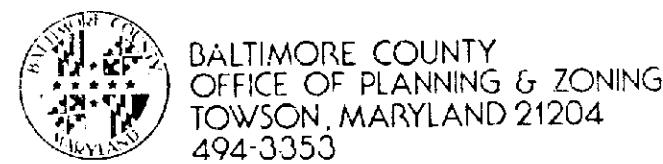
January 7, 1981

Northwest corner of North Point Road and North Point Terrace
15th District Baltimore County, Maryland

Beginning for the same at the corner formed by the intersection of the north
side of North Point Road with the west side of North Point Terrace, and thence
running and binding on the north side of North Point Road by a line curving to the
right with a radius of 764.87 feet for a distance of 263.13 feet, thence leaving North
Point Road for six lines of division as follows:- North 65 degrees 17 minutes 48 sec-
onds East 191.70 feet, North 36 degrees 42 minutes 12 seconds West 51.12 feet, North
65 degrees 17 minutes 48 seconds East 420 feet more or less, South 27 degrees 17 minutes
04 seconds East 167.67 feet more or less, South 65 degrees 17 minutes 48 seconds West
340 feet more or less and South 24 degrees 42 minutes 12 seconds East 61.01 feet to the
west side of North Point Terrace, and thence running and binding on the west side of
North Point Terrace as follows:- South 59 degrees 17 minutes 48 seconds West 4.50 feet,
South 42 degrees 40 minutes 58 seconds West 125.44 feet and South 53 degrees 30 min-
utes 53 seconds West 73.23 feet to the place of beginning.

Containing 2.75 acres of land more or less.





WILLIAM E. HAMMOND
ZONING COMMISSIONER

I, Edward Cassidy, have in my possession the transcription of case "George H. Hummel vs Edward Cassidy" Case #7092 in the District Court of Maryland Baltimore County Towson, which was submitted in Zoning Case #81-180-XA as Petitioner's Exhibit 4.

DATE: 5/11/81

81-180
KT

MRS. ANNA MAVRIS
2727 OLD NORTH POINT RD.
BALTIMORE, MARYLAND 21204

May 26, 1981

To Zoning Commissioner
County Office Bldg.
Towson, Maryland

COX'S, INC.

Dear Sir,
I am writing in reference to a zoning petition for special exception case no. 81-180-XA. I will be out of town on June 2 but I wish to express my desire to have been present at the time of hearing.

This petition has given us great skepticism and fears as we have had great difficulty in the past with the petitioner and his lack of concern for the community environment. As a member of the Wells McComas Association we have worked diligently to keep our community clean as we are constantly confronted with Truck and Junkcar dealers.

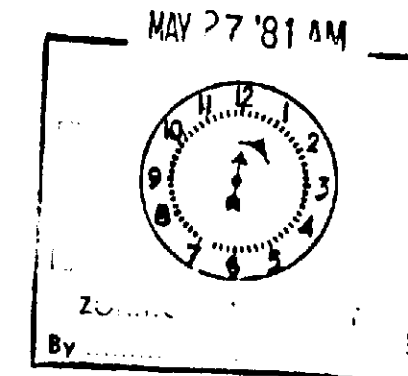
I also as a business rendering a community service and pride myself as to how we maintain a clean and desirable premises thus being an asset to our community. Extending the junk yard of Cox's Incorporated will depreciate our property but worse than this we also would have rats harbouring and other rodents and would tear down the small community business center.

I am not speaking only of my behalf as I am only one business known as the Gray Manor 1 Hr. Cleaner but also for Harry Lichtman of Drug City and Mars Super Market Johns Barber Shop, Papa Leon's Pizzeria and many others of this business community.

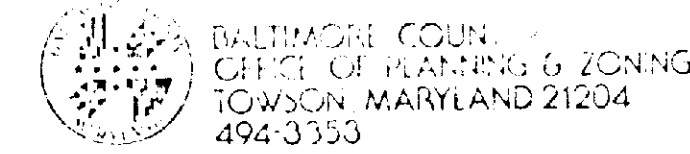
I also want to speak in behalf of property owners such as myself having my home directly across from this lot that Cox's Incorporated wishes to extent their junk car lot.

Therefore, I implore you to deny Cox's Incorporated this privilege as it will be a disaster to our community.

Sincerely,



Anna Mavris



WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 31, 1981

Mr. Edward Cassidy
2711 North Point Road
Baltimore, Maryland 21222

RE: Petition for Special Exception and Variance
Northwest corner of North Point Rd. & North
Point Terrace
Cox's, Inc. - Petitioner
Case #81-180-XA

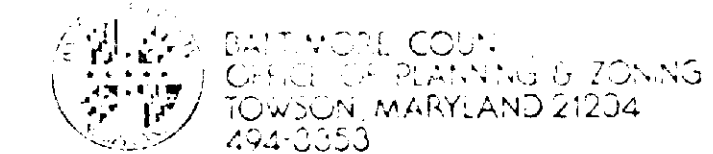
Dear Mr. Cassidy:

This is to advise that the continued hearing on the above entitled matter has been set for September 8, 1981, and is scheduled to begin at 9:30 A.M., in room 106 of the Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

If there are any questions, please advise.

Very truly yours,
William E. Hammond
Zoning Commissioner

WEH:klr



WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 31, 1981

Mrs. Anna Mavris
2727 Old North Point Road
Baltimore, Maryland 21204

RE: Petition for Special Exception and Variance
Northwest corner of North Point Rd. & North
Point Terrace
Cox's, Inc. - Petitioner
Case #81-180-XA

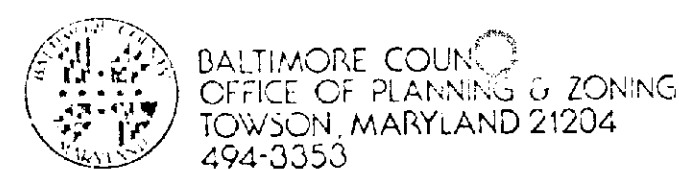
Dear Mrs. Mavris:

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If there are any questions, please advise.

Very truly yours,
William E. Hammond
Zoning Commissioner

WEH:klr



WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 31, 1981

Mr. George Mavris
2727 Old North Point Road
Baltimore, Maryland 21204

RE: Petition for Special Exception and Variance
Northwest corner of North Point Rd. & North
Point Terrace
Cox's, Inc. - Petitioner
Case #81-180-XA

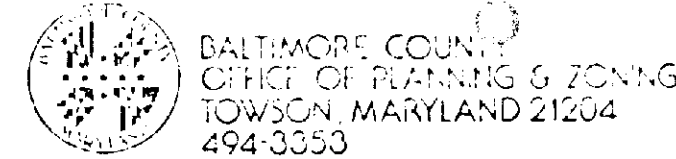
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If there are any questions, please advise.

Very truly yours,
William E. Hammond
Zoning Commissioner

WEH:klr



WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 31, 1981

Mr. Paraskevi Fotiou
4140 North Point Road
Baltimore, Maryland 21204

RE: Petition for Special Exception and Variance
Northwest corner of North Point Rd. & North
Point Terrace
Cox's, Inc. - Petitioner
Case #81-180-XA

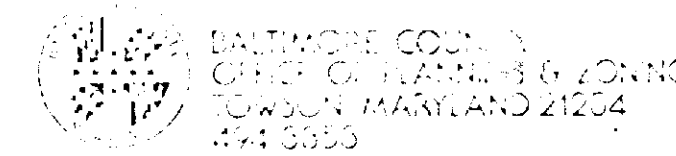
Dear Mr. Fotiou:

This is to advise that the continued hearing on the above entitled matter has been set for September 8, 1981, and is scheduled to begin at 9:30 A.M., in room 106 of the Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

If there are any questions, please advise.

Very truly yours,
William E. Hammond
Zoning Commissioner

WEH:klr



WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 31, 1981

Mr. Theodore Fotiou
4140 North Point Road
Baltimore, Maryland 21204

RE: Petition for Special Exception and Variance
Northwest corner of North Point Rd. & North
Point Terrace
Cox's, Inc. - Petitioner
Case #81-180-XA

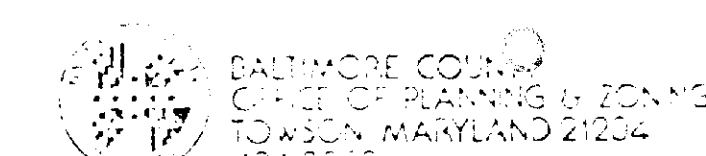
Dear Mr. Fotiou:

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If there are any questions, please advise.

Very truly yours,
William E. Hammond
Zoning Commissioner

WEH:klr



WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 31, 1981

Mr. and Mrs. Billy Adey
4 North Point Terrace
Baltimore, Maryland 21204

RE: Petition for Special Exception and Variance
Northwest corner of North Point Rd. & North
Point Terrace
Cox's, Inc. - Petitioner
Case #81-180-XA

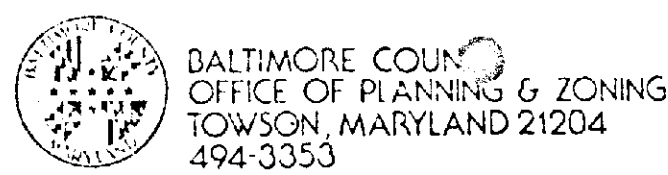
Dear Mr. and Mrs. Adey:

This is to advise that the continued hearing on the above entitled matter has been set for September 8, 1981, and is scheduled to begin at 9:30 A.M., in room 106 of the Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

If there are any questions, please advise.

Very truly yours,
William E. Hammond
Zoning Commissioner

WEH:klr



WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 31, 1981

Mr. Lyman Golditz
2724 North Point Terrace
Baltimore, Maryland 21222

RE: Petition for Special Exception and Variance
Northwest corner of North Point Rd. & North
Point Terrace
Cox's, Inc. - Petitioner
Case #81-180-XA

Dear Mr. Golditz:

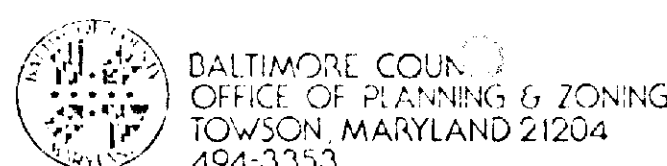
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If there are any questions, please advise.

Very truly yours,

William E. Hammond
Zoning Commissioner

WEH:klr



WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 31, 1981

Mr. Manuel Lewis
2723 Delk Court
Baltimore, Maryland 21222

RE: Petition for Special Exception and Variance
Northwest corner of North Point Rd. & North
Point Terrace
Cox's, Inc. - Petitioner
Case #81-180-XA

Dear Mr. Lewis:

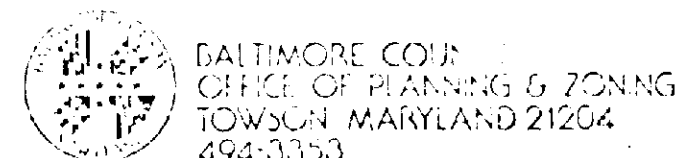
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If there are any questions, please advise.

Very truly yours,

William E. Hammond
Zoning Commissioner

WEH:klr



WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 31, 1981

Chris Mavris
4 Lakewood Road
Baltimore, MD 21222

RE: Petition for Special Exception and Variance
Northwest corner of North Point Rd. & North
Point Terrace
Cox's, Inc. - Petitioner
Case #81-180-XA

Dear Mr. Mavris:

This is to advise that the continued hearing on the above entitled matter has been set for September 8, 1981, and is scheduled to begin at 9:30 A.M., in room 106 of the Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

If there are any questions, please advise.

Very truly yours,

William E. Hammond
Zoning Commissioner

WEH:klr

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

15th DISTRICT

ZONING: Petition for Special Exception and Variance
LOCATION: Northwest corner of North Point Road and North Point Terrace
DATE & TIME: Tuesday, June 2, 1981, at 2:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a service garage
and Variance to permit a rear yard setback of 0 feet
in lieu of the required 20 feet.

The Zoning Regulation to be excepted as follows:

Section 232.3b - rear yard setbacks

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Cox's, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, June 2, 1981 at 2:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Phone: 637-0922

FRANK S. LEE
Registered Land Surveyor

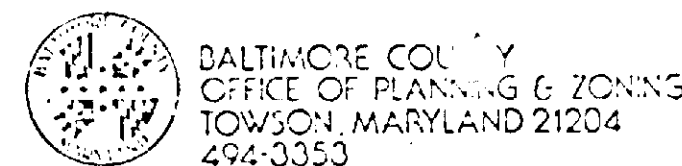
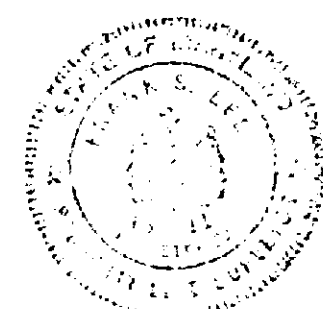
1227 NEIGHBORS AVE. - BALTIMORE, MD. 21227

January 7, 1981

Northwest corner of North Point Road and North Point Terrace
15th District Baltimore County, Maryland

Beginning for the same at the corner formed by the intersection of the north side of North Point Road with the west side of North Point Terrace, and thence running and binding on the north side of North Point Road by a line curving to the right with a radius of 764.87 feet for a distance of 280.13 feet, thence leaving North Point Road for six lines of division as follows: North 65 degrees 17 minutes 48 seconds East 191.70 feet, North 36 degrees 42 minutes 12 seconds West 51.12 feet, North 65 degrees 17 minutes 48 seconds East 420 feet more or less, South 37 degrees 17 minutes 04 seconds East 167.67 feet more or less, South 65 degrees 17 minutes 48 seconds West 340 feet more or less and South 24 degrees 42 minutes 12 seconds East 81.01 feet to the west side of North Point Terrace, and thence running and binding on the west side of North Point Terrace as follows: South 59 degrees 17 minutes 48 seconds West 4.50 feet, South 42 degrees 40 minutes 58 seconds West 125.44 feet and South 53 degrees 30 minutes 53 seconds West 73.23 feet to the place of beginning.

Containing 2.75 acres of land more or less.



WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 14, 1981

Mr. Edward Cassidy, III, President
Cox's, Inc.
2719 North Point Road
Baltimore, Maryland 21222

RE: Petition for Special Exception and
Variance
Ew/Cor. North Point Road & North Point
Terrace
Case No. 81-180-XA

This is to advise you that \$71.00 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 104571

DATE 2/18/82 ACCOUNT 01-662

AMOUNT \$71.00

RECEIVED FROM Edward Cassidy

FOR Posting & Advertising of Case #81-180-XA

VALIDATION OR SIGNATURE OF CASHIER

Mr. Edward Cassidy, President
Cox's, Inc.
2719 North Point Road
Baltimore, Maryland 21222

May 5, 1981

NOTICE OF HEARING

TIME: 2:00 P.M.

DATE: Tuesday, June 2, 1981

PLACE: ROOM 106, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

15th DISTRICT

ZONING: Petition for Special Exception and Variance
LOCATION: Northwest corner of North Point Road and North Point Terrace
DATE & TIME: Tuesday, June 2, 1981, at 2:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

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Hearing Date: Tuesday, June 2, 1981 at 2:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

[illegible]

